



CITY OF SANTA BARBARA

JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

AGENDA DATE: December 8, 2009

TO: Mayor and Councilmembers
Chair and Boardmembers

FROM: Engineering Division, Public Works Department
Housing and Redevelopment Division, Community Development
Department

SUBJECT: Contract For Design Services For The Fire Station No. 1 Annex
Renovation Project

RECOMMENDATION:

- A. That the Redevelopment Agency Board authorize the expenditure of \$204,000 from the Agency's Fire Department Administration Annex Project account in the 2003A Bond Fund for final design services relating to the renovation of the Fire Station No. 1 Annex building (Project); and
- B. That Council authorize the Public Works Director to execute a contract with Kruger Bensen Ziemer Architects, Inc. (KBZ), in the amount of \$185,500, for final design services for the Project, and approve expenditures of up to \$18,500 for extra services of KBZ that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND

In June 2006, Council authorized the preliminary design of Fire Station No. 1 and the adjacent Fire Station Annex building (Annex), located at 925 Chapala Street. Due to budget concerns, the portion of the Project to renovate the Annex was deferred and the Project was divided into two phases; the completion of the main Fire Station No. 1 building, and the renovation of the Annex building. Phase 1 was completed in October 2009, and funding for the Annex renovation has been secured.

PROJECT DESCRIPTION

The current Annex layout consists of approximately 4,000 square feet of Fire Department equipment storage and 4,700 square feet of office space that will house approximately sixteen full-time staff. Completion of the Annex renovation will allow the Fire Department to discontinue the current leasing option at 925 De La Vina Street that expires in November 2012. The Annex building renovation will include a complete seismic retrofit, mechanical, electrical, and Americans with Disabilities Act upgrades to this building.

Staff is now requesting funding to engage the design services of KBZ for the next phase in this Project. The contract with KBZ will provide for completion of the Annex renovation design and includes pursuing a Leadership in Energy and Environmental Design (LEED) certification.

DESIGN PHASE CONSULTANT ENGINEERING SERVICES

Staff recommends that Council authorize the Public Works Director to execute a contract with KBZ in the amount of \$185,500 for final design, and approve expenditures of up to \$18,500 for extra services of KBZ that may result from necessary changes in the scope of work, for a total authorization of \$204,000.

KBZ's scope will include taking the preliminary design drawings to final design, updating the construction cost estimate, preparing construction documents for bidding, and all required permitting, as well as preparation of LEED certification for the building.

KBZ was selected as the most qualified firm for the Project through a Request for Proposals process in 2005.

FUNDING

The following summarizes all estimated total Project costs:

ESTIMATED TOTAL PROJECT COST

Design (Contract)	\$204,000
Project Management (City)	\$50,000
Permits	\$10,000
LEED Commissioning	\$25,000
Subtotal	\$289,000

Construction Contract w/Change Order Allowance	\$2,750,000
Construction Management/Inspection (by Contract or City)	\$350,000
Other Construction Costs including furniture, and Inter-City Services.	\$170,000
<i>Subtotal</i>	\$3,270,000
TOTAL PROJECT COST	\$3,559,000

On September 29, 2009, the Redevelopment Agency Board allocated \$3,750,000 from the Agency's 2003A Tax Allocation Bond Fund for the Fire Department Administration Annex Project. With a total Project cost estimate of \$3,559,000, there are sufficient monies available in this account to cover the cost of the Project.

SUSTAINABILITY IMPACT:

The Project will incorporate green building materials and construction techniques to accomplish a LEED rating for new construction.

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SUBMITTED BY: Christine F. Andersen, Public Works Director
Paul Casey, Community Development Director

APPROVED BY: City Administrator's Office